



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BEAVER POND RD, LINCOLN

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	55 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	HUEBER - JOHN W
Owner 2:	-
Street 1:	55 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This parcel contains 1.69 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1947, having primarily WOOD SHING Exterior and 2023 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		73615.4		SQUARE FE	PRIME SITE		0	11.98	1.06	R4									935,453						935,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.690	417,800	1,200	935,500	1,354,500
Total Card	1.690	417,800	1,200	935,500	1,354,500
Total Parcel	1.690	417,800	1,200	935,500	1,354,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 669.72		/Parcel: 669.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	392,600	1100	1.69	908,100	1,301,800		Year End Roll	12/2/2024
2024	101	FV	390,500	1100	1.69	890,200	1,281,800		Year end	11/9/2023
2023	101	FV	342,500	1100	1.69	722,300	1,065,900	1,065,900	Year end	11/3/2022
2022	101	FV	301,400	1800	1.69	668,400	971,600	971,600	Year End Roll	10/19/2021
2021	101	FV	288,900	1800	1.69	624,700	915,400	915,400	Year End Roll	10/15/2020
2020	101	FV	259,500	1800	1.69	648,100	909,400	909,400	Year End Roll	9/26/2019
2019	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Create Final va	6/4/2019
2018	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUEBER,JOHN W	77608-409		4/26/2021	CONVENIENC	99	No	No		
MANSFIELD JAMES	39833-7		7/7/2003		793,250	No	No		
DAVIS, D. BRADF	12485-81		7/24/1973		80,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2021	R-21-0260	ROOF	21,494	C				Strip & re-roof dw
9/27/2004	3049	ROOF		C	5/28/2005			
8/25/2004	3015	RENOVATI	84,500	C	5/28/2005			reno interior incl

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

